

**MINUTES  
BOARD OF ARCHITECTURAL REVIEW  
REGULAR MEETING**

**October 10, 2013  
7:30PM**

The Regular Meeting of the Purcellville Board of Architectural Review convened at 7:30PM, the following were in attendance:

**PRESENT:** Pat Giglio, Chairman  
Dan Piper, Vice-Chairman  
Jim Gloeckner, Board member

**ABSENT:** Keith Melton, Town Council representative

**STAFF:** Daniel Galindo, Planner II  
Tucker Keller, Planning Technician/Recorder

**CALL TO ORDER:**

The Regular Meeting of the Board of Architectural Review was called to order at 7:30PM.

**PUBLIC COMMENT:**

**Kelli Grim** of 812 Devonshire Court came forward to speak. Ms Grim stated that the BAR is reviewing something, she is not sure what it is considered because she didn't see an application online, so maybe it is not an application but just for the Board of Architectural Review. She stated that she would like to read a few things: that the developer isn't a resident, but she does not know about any of their investors. Ms. Grim said that they might be residents, but downtown is a very special unique place. She continued by saying that certainly the word historic goes right along with it, and for those that may or may not be familiar with Donavan Rypkema, he is a very wise man and has some very wise things to say. She said that he has come and spoken here back in 2010 at the invitation of Loudoun County, and there are a few things that he has to say that maybe the BAR will take into account when you are looking at such an inappropriately massive, not historic project that could have sweeping affects on the long time resident business owners that do reside on that street. Ms. Grim stated that raising historic buildings results in a triple hit on scarce resources. First, we are throwing away thousands of dollars of embodied energy. Second, we are replacing it with materials vastly more consumptive of energy. Most historic buildings are built from brick, plaster, concrete and timber; among the least energy consumptive materials are brick, plaster, concrete and timber. The major components of new buildings are plastic, steel, vinyl and aluminum, and those are of course among the most energy consumptive of materials.

Third, that recurring embodied energy savings increased dramatically as a building life stretches over 50 years or more. Ms. Grim stated that she is reading a quote so she doesn't mean any ill will but it says "you're a fool or a fraud if you say you are an environmentally conscious building and yet are throwing away historic buildings and their components." Ms. Grim stated that another couple of things that he talks about are historic preservation and that area is designated historic. Ms. Grim stated that preservation is in and of itself sustainable development, and development without a historic preservation component is not sustainable. She stated that if you have followed or watched or heard, certainly the Nichols Store owners have been very vocal in pleading with the Town regarding what happens down on Main Street, and she knows that the BAR only has a small area that they have the ability to communicate about what can or cannot happen, but at the point of five, six stories of a massive high density building that wipes out half a block is certainly not necessarily in the residents best benefit.

**Karen Jimmerson** of Loudoun Valley Drive. Ms. Jimmerson stated that she was here when Scott Harris came before the BAR to present Catoctin Creek Distillery, and it is amazing to see how they have restored and protected a building of historic. She said that every time she goes by, there are people in there; business is good. She said that he was just in Germany; he is all over the world with a product that comes from Purcellville, and she doesn't understand why the Town wants to tear something down and build something that is cold and faceless. What she just saw looks like nothing that should be downtown, not in any way, shape or form. Ms. Jimmerson stated that she could see it in Purcellville, maybe, but not in downtown, especially six to seven stories high. She continued by saying that that would be the highest thing in Purcellville--totally out of character. She said you could put a little silo on the side of it but it doesn't make it a barn, and Purcellville Gateway is not a barn. It's a shopping center, and she believes it would be in the best interest of Purcellville to retain that character--retain that history, and she knows there is someone out there that wants to have a business here. Ms. Jimmerson said that if those businesses that are there want to leave and vacate, there is someone, we have a brewery that wants to move into Town, there are places for those things, but she believes that downtown 21<sup>st</sup> Street is a perfect opportunity to grow within the perimeters of the history that lives there. She stated that we are doing it; it is a slow process. She said that sure Purcellville needs condos. That's probably a demographic that the Town needs. She stated that we have apartments, we have townhouses, and we have single family homes and no condos. She said that maybe that is a good thing to have, but to tear out that much, and then to tear out two other homes on Hatcher Avenue to accommodate this that are historic homes--she doesn't know how she can see us being that quaint sweet historic Town and having that vibe out and all the literature that comes out of the Town of Purcellville, even the bio that is on the website. She stated that you can go to Ashburn, and she doesn't know anything that is historic anymore except the small store. She stated that she does not go to Ashburn to go antiquing or to buy fun, cute, quaint stuff at Bee Happy Antiques. She said that it doesn't happen in Ashburn, but it happens here, it happens in Middleburg, it happens in Lovettsville, and it happens in Lucketts, and she thinks that's important to keep.

**Mary Beth Barbagallo** of 716 Wintergreen Drive came forward to speak. She stated that her concern is a bit different than everyone else's. She stated that in 2012 when the project first came to light, they talked about affecting a tourism zone because she is in the tourism business, so the idea of this project is to have a hotel to help those like herself. She said that she looked through the package and she didn't see anything mentioning that, so maybe in the process of presenting that to the public, the Board can show her where that is because condos don't help the tourism zone. Retail doesn't help the tourism zone. She stated that maybe she missed something between this meeting and May of 2012 when the Council approved the Tourism Zone. She stated that when she looked at the building it is seven levels. She noted that there is a tower on there, and she doesn't know for tax purposes if that could be taxed, but if it's in the Tourism Zone, it's not taxed, so there is revenue that the Town will be losing.

**ACTION ITEMS – ADDITIONS, ALTERATIONS & DEMOLITIONS:**

None Scheduled

**ACTION ITEMS - AMENDMENTS:**

None Scheduled

**ACTION ITEMS – NEW CONSTRUCTION:**

None Scheduled

**DISCUSSION ITEMS:**

- a) Vineyard Square (North 21<sup>st</sup> Street & East O Street)

Mr. Mark Nelis came forward to give a brief statement about the project and the history of redevelopment of downtown before turning it over to the architect.

Mr. James O'Brien came forward to speak as the representative for the architectural firm of O'Brien and Keene, representatives for the applicant. Mr. O'Brien presented a visual presentation of the project to the BAR. He explained that the applicant is proposing to build a 5-6 story building on North 21<sup>st</sup> Street and East O Street with retail on the first floor, condos on the upper levels, an underground parking garage and ground level parking. The proposed building would require the demolition of all the buildings located on the property.

Following discussion of the proposed application, the BAR's concerns and suggestions are as follows:

- 1) The proposed building height of 5 stories is not compatible with the streetscape and is out of proportion with the surrounding buildings. Heights

of neighboring buildings are predominately 1-1/2 to 2 stories. The proposed heights are not supported by the Design Guidelines. The Board suggests that 3 story façade on front and 4 stories on the back would be more appropriate.

- 2) The architectural features of the proposed building should incorporate elements that are compatible with that historic core of the area which is more the early 19<sup>th</sup> Century with Victorian elements. The proposed corner piece, silo, and barn doors do not relate. Strongly encourage incorporation of facades of the brick buildings on 21<sup>st</sup> Street into design.
- 4) The proposed building is too busy. Suggest that the building be more homogenous.
- 5) The color pallet of the proposed buildings should relate to what is already in the downtown and should be more neutral and more harmonious. Suggest incorporating brick.
- 6) Applicant must present rationale for demolishing buildings since this is a historic district, and the buildings are contributing structures according to the Department of Historic Resources Survey prepared for the Town in 2006.

**INFORMATION ITEMS:**

None Scheduled

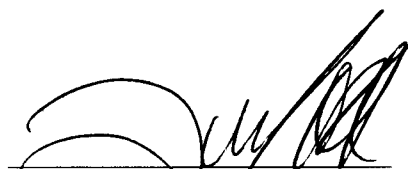
**APPROVAL OF MINUTES**

Chairman Giglio made a motion to approve the September 17, 2013 minutes as submitted. The motion was seconded by Board member Piper.


Motion: Chairman Giglio  
Second: Board Member Piper  
Carried: 3-0 with two vacancies

**ADJOURNMENT:**

There being no further business the meeting adjourned at 8:52PM



Jennifer Helbert, Town Clerk



Pat Giglio, Chairman